



COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING

Building T
Pomona, NY 10970
(845) 364-3434
Fax. (845) 364-3435

EDWIN J. DAY
County Executive

DOUGLAS J. SCHUETZ
Acting Commissioner

ARLENE R. MILLER
Deputy Commissioner

July 31, 2015

Sloatsburg Zoning Board of Appeals
Village Hall
96 Orange Turnpike
Sloatsburg, NY 10974

Tax Data: 38.58-1-3

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 6/24/2015

Date Review Received: 7/15/2015

Item: *MICHAEL CUNNINGHAM (SL-218)*

Variance for lot coverage to allow the construction, maintenance and use of an addition to an existing single-family dwelling on .2323 acres in an R-10 zoning district.
West side of Navajo Trail, approximately 90 feet north of Sterling Avenue

Reason for Referral:

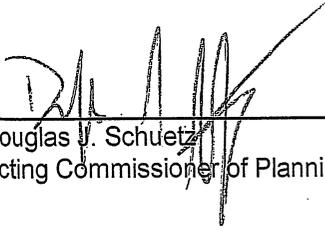
Town of Ramapo, Sterling Mine Road (CR 72)

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

1 It appears that a side yard variance is also required. The bulk table indicates that the existing side yard is 15.8 feet. This is the correct measurement on the north side of the building. However, the southwestern corner of the existing building is 14.5 feet from the southern property line; the proposed addition is within 14.3 feet of this boundary. The notice for the public hearing will have to be reissued if it did not contain all required variances.

cc: Mayor Carl Wright, Sloatsburg
Rockland County Department of Highways
Jay A. Greenwell, PLS, LLC
Town of Ramapo



Douglas J. Schuetz
Acting Commissioner of Planning

MICHAEL CUNNINGHAM (SL-218)

Michael Cunningham

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

The review undertaken by the Rockland County Planning Department is pursuant to, and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.